135.0	0001	0008.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	989,500 /	989,500
					USE VALUE:	989,500 /	989,500
					ASSESSED:	989,500 /	989,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		MORTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	YELLIN TODD A
Owner 2:	PALLADINO CORI
Owner 3:	
Street 1:	19 MORTON ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HALPIN GREGORY P -
Owner 2:	-
Street 1:	19 MORTON ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 9,320 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1949, having primarily Wood Shingle Exterior and 1911 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9320.000	429,800		559,700	989,500
Total Card	0.214	429,800		559,700	989,500
Total Parcel	0.214	429,800		559,700	989,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 517.85 | /Parcel: 517.8

Legal Description

User Acct 86695

GIS Ref

GIS Ref

Insp Date 10/21/17

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 135.0-0001-0008.0

!10491!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	428,700	0	9,320.	559,700	988,400	988,400	Year End Roll	12/18/2019
2019	101	FV	316,100	0	9,320.	524,700	840,800	840,800	Year End Roll	1/3/2019
2018	101	FV	316,100	0	9,320.	433,800	749,900	749,900	Year End Roll	12/20/2017
2017	101	FV	308,000	0	9,320.	398,800	706,800	706,800	Year End Roll	1/3/2017
2016	101	FV	308,000	0	9,320.	363,800	671,800	671,800	Year End	1/4/2016
2015	101	FV	295,800	0	9,320.	356,800	652,600	652,600	Year End Roll	12/11/2014
2014	101	FV	295,800	0	9,320.	331,600	627,400	627,400	Year End Roll	12/16/2013
2013	101	FV	295,800	0	9,320.	315,500	611,300	611,300		12/13/2012

PRINT

Date	Time
12/11/20	00:47:28

LAST REV

Date	Time
10/23/17	11:51:43

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10491

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HALPIN GREGORY	56951-17		6/6/2011		634,000	No	No		
SCRIBNER EDWARD	42015-451		2/10/2004	Convenience	400,000	No	No		
O`SULLIVAN GEOR	26224-60		4/12/1996		1	No	No		A

USER DEFINED

Prior Id # 1:	86695
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/30/2011	957	Re-Roof	9,620					

ACTIVITY INFORMATION

Date	Result	By	Name
10/21/2017	Inspected	BS	Barbara S
9/30/2017	MEAS&NOTICE	HS	Hanne S
7/2/2012	Measured	JBS	JOHN S
1/29/2009	Entry Denied	372	PATRIOT
12/20/1999	Inspected	276	PATRIOT
12/10/1999	Missed Appt.	267	PATRIOT
12/1/1999	Mailer Sent		
11/2/1999	Measured	256	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9320		Sq. Ft.	Site		0	80.	0.75	9									559,677						559,700	

Total AC/HA: 0.21396 | Total SF/SM: 9320 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 559,677 | Spl Credit | Total: 559,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	E - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.30707121
Const Adj.:	1.08350050
Adj $ / SQ:	191.189
Other Features:	94471
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	528050
Depreciation:	98217
Depreciated Total:	429833

COMMENTS

OF=BMT SINK PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

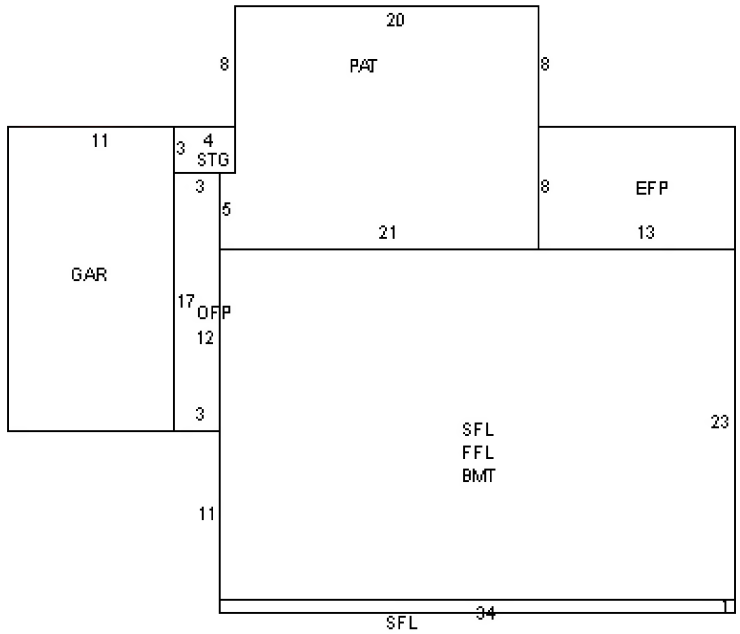
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	210.31
Special Features:	0	Val/Su Net:	139.00
Final Total:	429800	Val/Su SzAd	268.96

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	816	191.190	156,010
BMT	Basement	782	81.730	63,915
FFL	First Floor	782	191.190	149,510
PAT	Patio	325	3.690	1,199
GAR	Garage	220	28.570	6,284
EFP	Enclos Porch	104	57.860	6,018
OFP	Open Porch	51	47.670	2,431
STG	Storage	12	17.340	208
	Net Sketched Area:	3,092	Total:	385,575

Size Ad	1598	Gross Are	3092	FinArea	1911

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	V	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

135.0-0001-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	